



**VINTAGE HEIGHTS CROSSING**

**LINCOLN, NE 68526**

**RETAIL / PROFESSIONAL OFFICE  
FOR LEASE: \$24.00 PSF NNN**

Now Pre-Leasing - Proposed Development

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### PROPERTY HIGHLIGHTS

BARON is pleased to exclusively represent the owner of the proposed Vintage Heights Crossing development at 87th Street and Foxtail Drive in Lincoln, Nebraska. Two new buildings are planned, offering professional office and boutique retail space with modern architecture and high visibility at the entrance to the desirable Vintage Heights neighborhood.

Vintage Heights Crossing West and Vintage Heights Crossing East are both designed with flexibility for single or multi-tenant occupancy. A drive-through design option or a two-story design option is also available for qualified users.

The surrounding area continues to grow with strong residential neighborhoods, schools, restaurants, golf courses, and established commercial uses. This location offers a unique opportunity to lease newly constructed space in one of southeast Lincoln's most active corridors.

- Flexible layouts
- Drive-through option available
- Ample on-site parking
- High-quality construction
- Prime location
- Excellent surrounding demographics

FOR LEASE | \$24.00 PSF NNN





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## VINTAGE HEIGHTS CROSSING - WEST

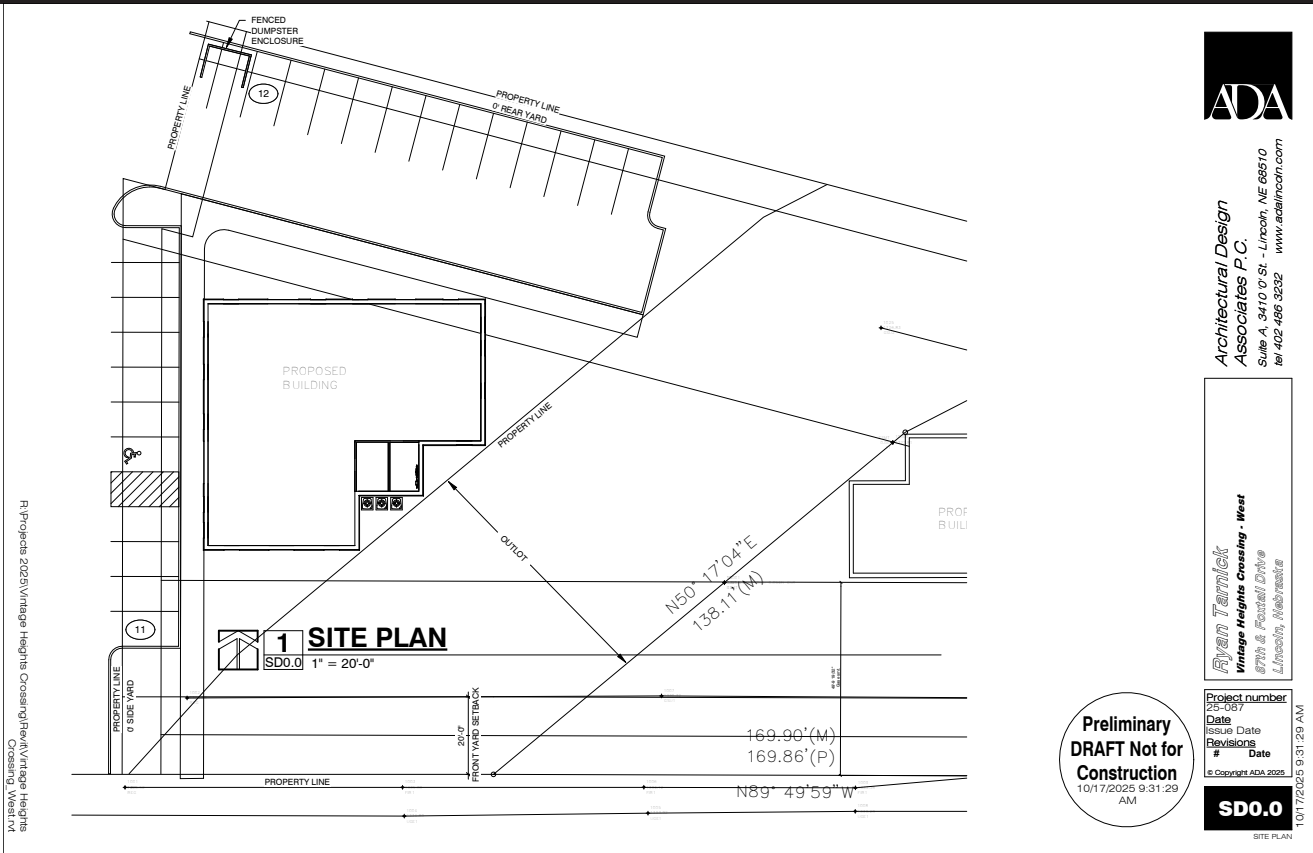
### SITE DETAILS

**Total Site Area:** 16,542 SF/0.38 Acres  
**Property Class:** Commercial Unimproved  
**Zoning:** B2 - B2-Planned Neighborhood Business District  
**Legal Description:** Vintage Heights  
 Retail Center 4th Addition, Lot 2  
**Neighborhood:** Southeast Lincoln  
**Parcel Number:** 16-14-138-002-000  
**Traffic Count:** 21,660 EADT on 84th Street (2021)  
**Features:** Bordering wooded areas, established residential neighborhoods, and a bike path; close proximity to existing retail and service businesses

### IMPROVEMENT DETAILS (PROPOSED)

**Total Building Area:** 3,738 SF  
**Year Built:** Proposed 2026  
**Number of Floors:** 1  
**Foundation:** Concrete slab  
**Framing:** Wood  
**Exterior:** Wood, siding, and stone veneer  
**Parking Type:** Surface  
**Parking Count:** 23 stalls  
**Parking Ratio:** 6.15 stalls per 1,000 SF  
**Design Options:** Building can be demised to accommodate multiple tenants





# VINTAGE HEIGHTS CROSSING - WEST

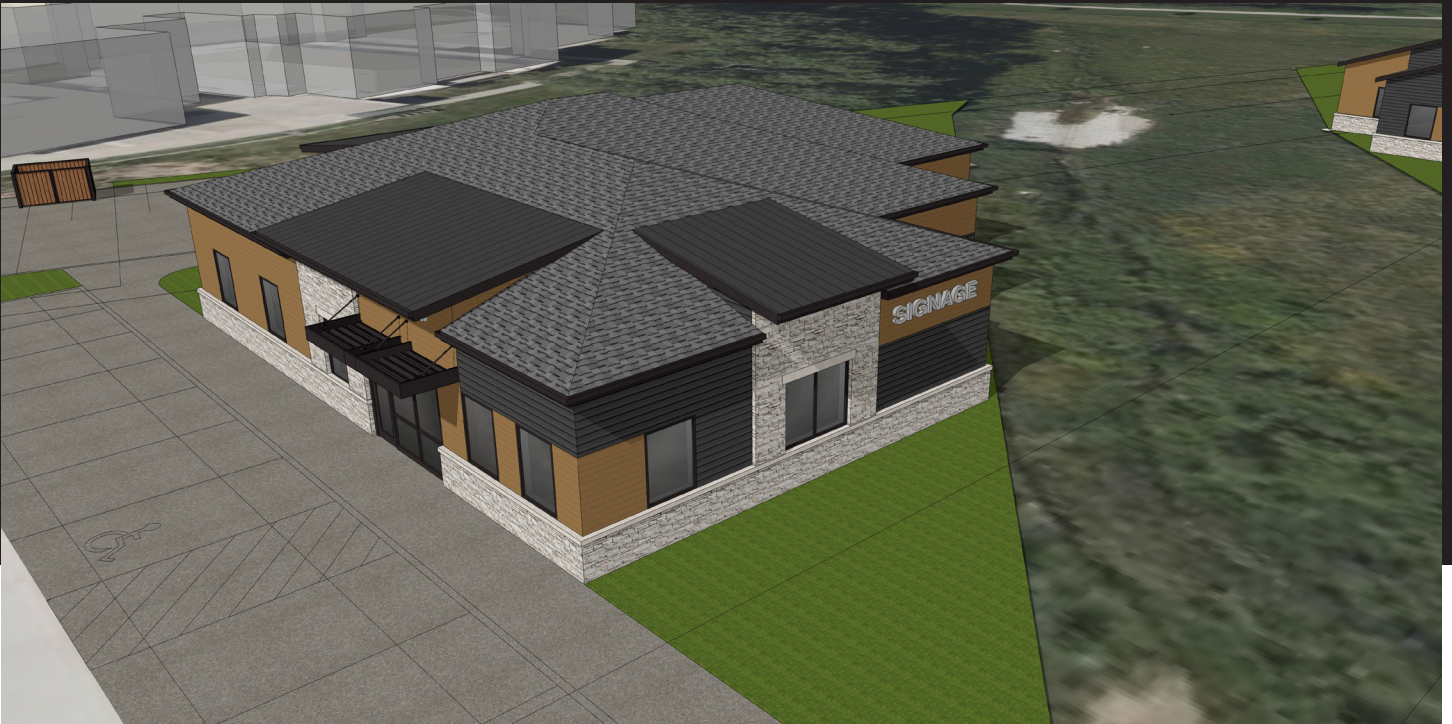
## LEASE SUMMARY

Tenant pays rent and all separately metered utilities servicing the space + NNN fees. All R.E. Taxes, building Insurance, and Common Area Maintenance are shared between Tenants. Tenant may make improvements with consent of the Landlord.

## LEASE TERMS

**Rental Rate:** \$24.00 PSF  
**Rent Escalator:** Negotiable  
**Operating Type:** NNN  
**Estimated NNN Expenses:** \$6.07 PSF  
**Lease Term:** 5+ Years  
**Tenant Improvement Allowance:** Negotiable





## VINTAGE HEIGHTS CROSSING - WEST

FOR LEASE | \$24.00 PSF NNN





## VINTAGE HEIGHTS CROSSING - WEST

FOR LEASE | \$24.00 PSF NNN





## VINTAGE HEIGHTS CROSSING - EAST

### SITE DETAILS

**Total Site Area:** 28,171 SF/0.65 Acres  
**Property Class:** Commercial Unimproved  
**Zoning:** B2 - B2-Planned Neighborhood Business District  
**Legal Description:** Vintage Heights  
 Retail Center 4th Addition, Lot 3  
**Neighborhood:** Southeast Lincoln  
**Parcel Number:** 16-14-138-003-000  
**Traffic Count:** 21,660 EADT on 84th Street (2021)  
**Features:** Bordering wooded areas, established residential neighborhoods, and a bike path; close proximity to existing retail and service businesses

### IMPROVEMENT DETAILS (PROPOSED)

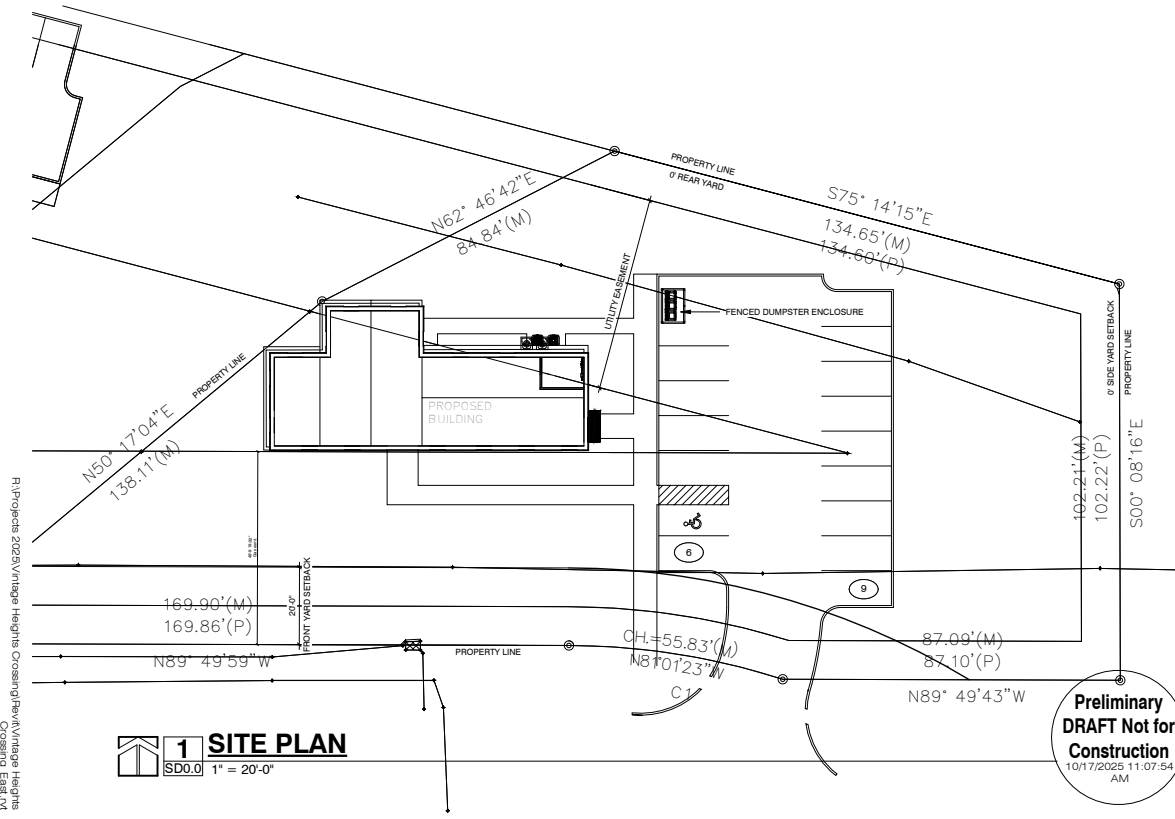
**Total Building Area:** 2,123 SF  
**Year Built:** Proposed 2026  
**Number of Floors:** 1  
**Foundation:** Concrete slab  
**Framing:** Wood  
**Exterior:** Wood, siding, and stone veneer  
**Parking Type:** Surface  
**Parking Count:** 15 stalls  
**Parking Ratio:** 7.07 stalls per 1,000 SF  
**Design Options:** Building can be demised to accommodate multiple tenants, with optional two-story and drive-through configurations available



**Architectural Design  
Associates P.C.**  
Suite A, 3410 O St. - Lincoln, NE 68510  
Tel: 402 486 3232 www.adaincoln.com

**Ryan Tarnick  
Vintage Heights Crossing - East**  
87th & Fossil Drive  
Lincoln, Nebraska

Project number  
23-037  
Date  
Issue Date  
Revisions  
# Date  
10/17/2025 11:07:54 AM  
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**SD0.0**  
SITE PLAN



## VINTAGE HEIGHTS CROSSING - EAST

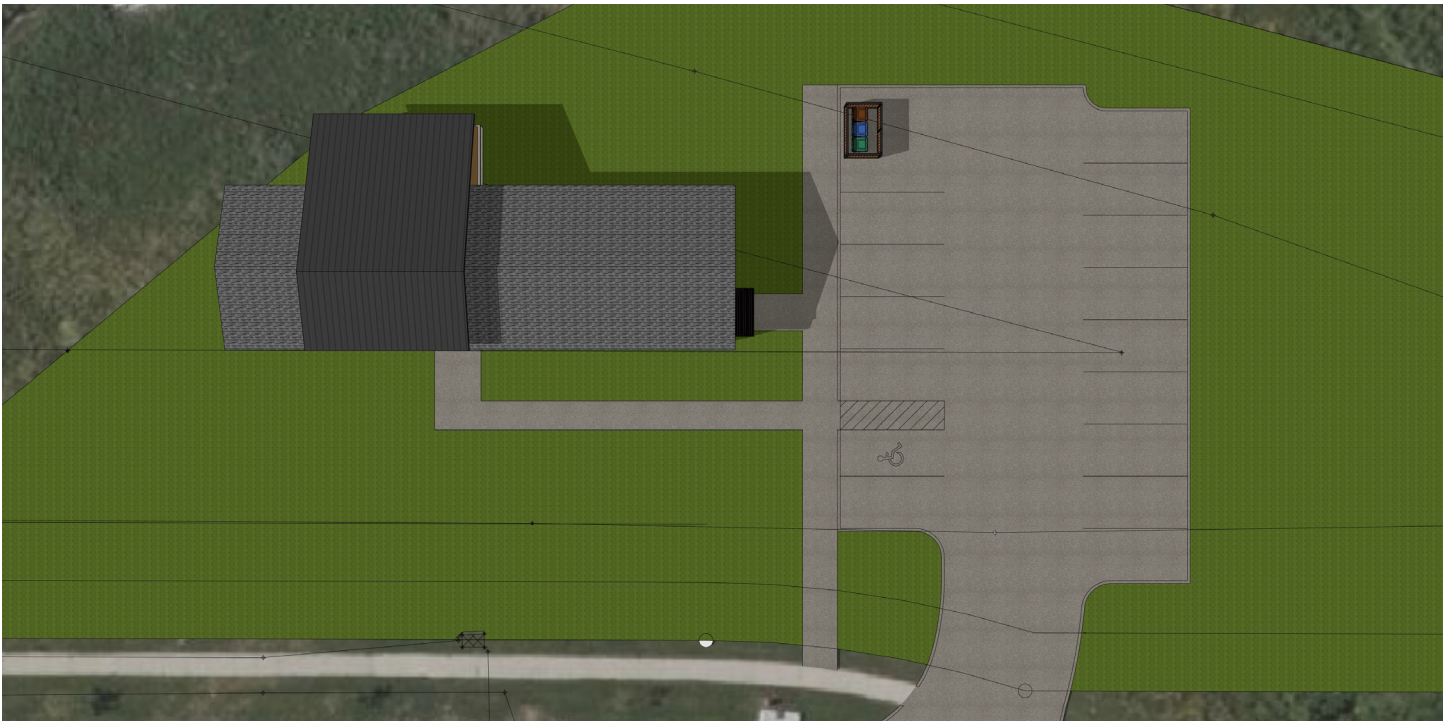
### LEASE SUMMARY

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### LEASE TERMS

**Rental Rate:** \$24.00 PSF  
**Rent Escalator:** Negotiable  
**Operating Type:** NNN  
**Estimated NNN Expenses:** \$6.07 PSF  
**Lease Term:** 5+ Years  
**Tenant Improvement Allowance:** Negotiable





## VINTAGE HEIGHTS CROSSING - EAST

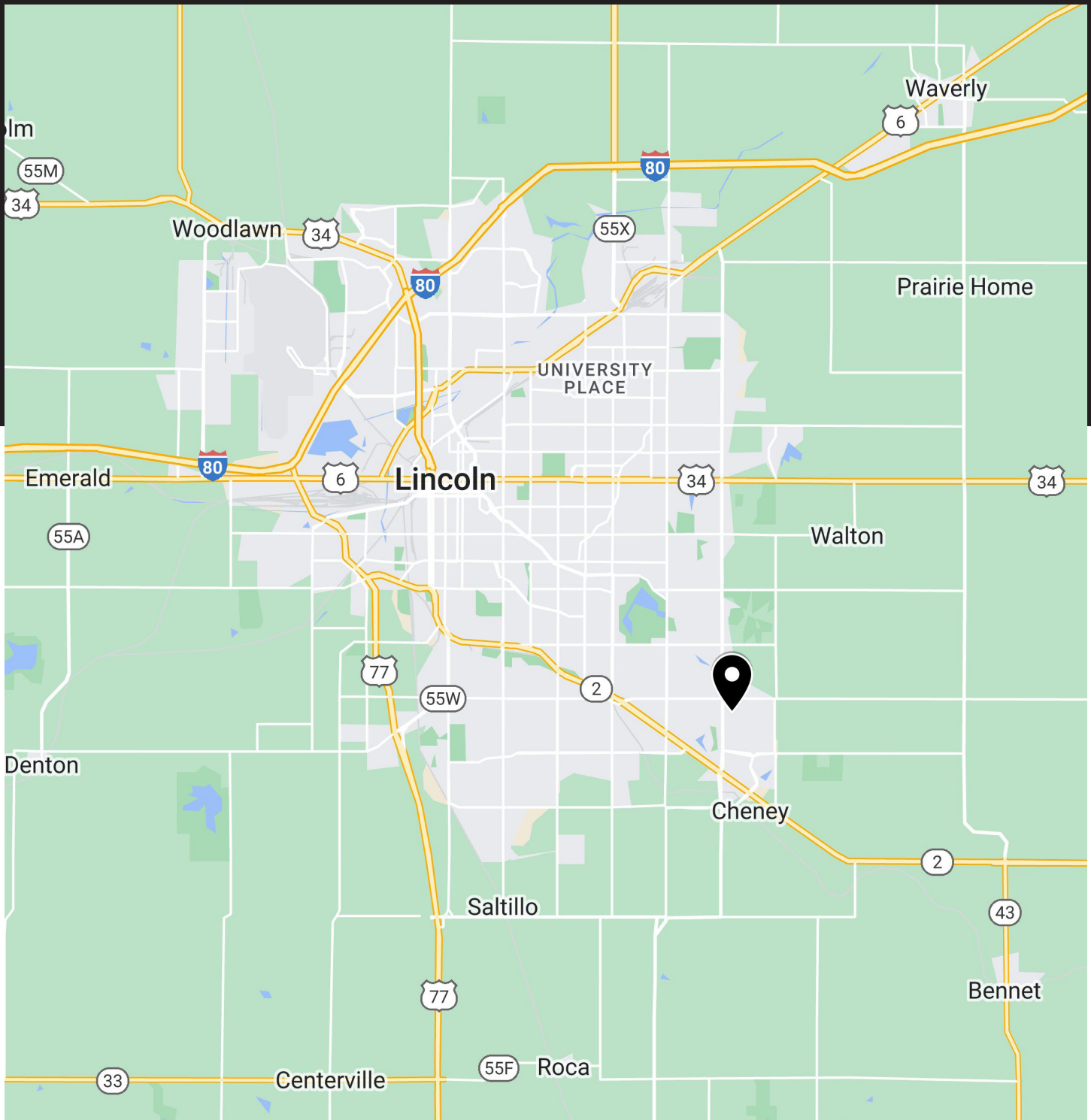




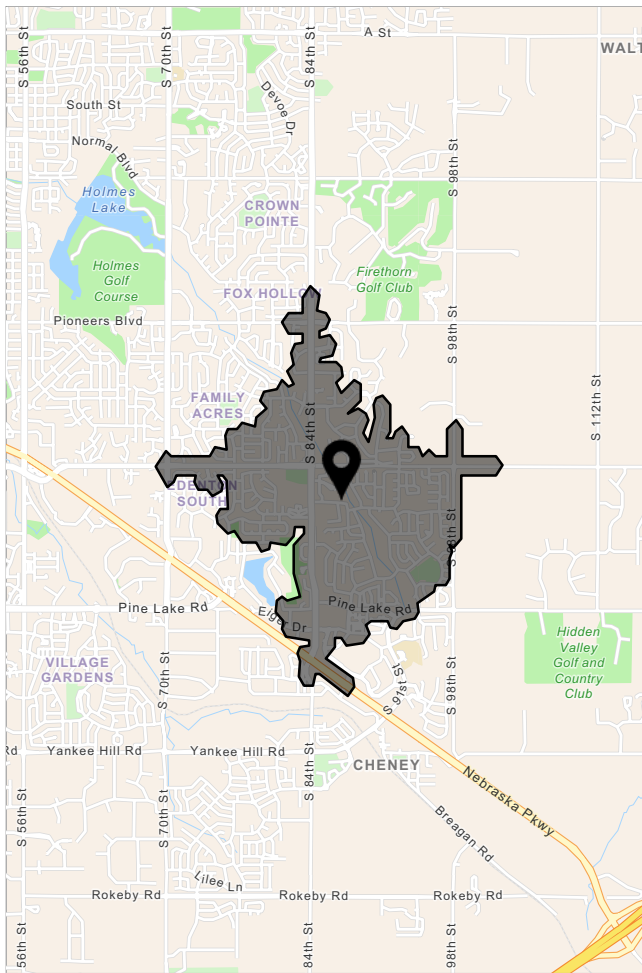
## VINTAGE HEIGHTS CROSSING - EAST (TWO-STORY DESIGN)

FOR LEASE | \$24.00 PSF NNN

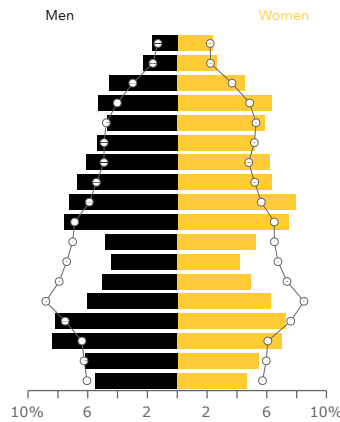




## VINTAGE HEIGHTS CROSSING | LINCOLN, NE 68526



### Age pyramid



The largest group:  
2025 Males Age 10-14

The smallest group:  
2025 Males Age 85+

Dots show comparison to  
Lancaster County

### 2025 Households by income (Esri)

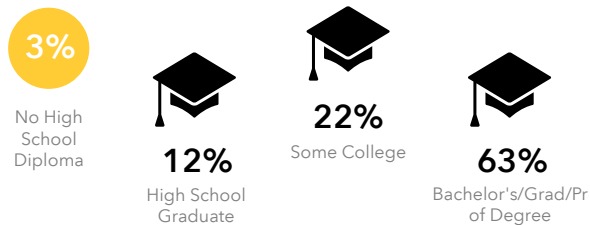
The largest group: \$200,000+ (26.9%)

The smallest group: \$15,000 - \$24,999 (1.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.0%	-5.1%	
\$15,000 - \$24,999	1.4%	-4.6%	
\$25,000 - \$34,999	2.3%	-4.2%	
\$35,000 - \$49,999	4.5%	-5.8%	
\$50,000 - \$74,999	15.5%	-3.7%	
\$75,000 - \$99,999	9.0%	-4.3%	
\$100,000 - \$149,999	21.9%	+4.5%	
\$150,000 - \$199,999	15.5%	+6.7%	
\$200,000+	26.9%	+16.4%	

Bars show deviation from Lancaster County

### EDUCATION



### HOUSING STATS



### ANNUAL HOUSEHOLD SPENDING



### ANNUAL LIFESTYLE SPENDING





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## Lease Proposals

Prospective tenants are encouraged to submit a non-binding Letter of Intent (LOI) outlining the primary terms of their proposed tenancy. Each LOI should include:

- **Tenant Information** – Legal name, ownership, and brief background.
- **Proposed Use** – Description of intended use and operational details.
- **Premises** – Desired square footage or unit(s), and any layout preferences.
- **Lease Terms** – Proposed rate, term length, and escalation structure.
- **Tenant Improvements** – Requested build-out or allowance details.
- **Timing and Conditions** – Expected lease execution and occupancy dates, along with any contingencies

Please direct all LOIs and leasing inquiries to David Carrig of BARON. Proposals will be reviewed based on financial strength, proposed use, and compatibility with the property's overall tenant mix.